



City Center Redevelopment Authority Meeting Minutes

Date: May 16, 2024

Time: 12:30-2:00 pm

Location

City Hall – Council Chambers Fl 2

415 W 6th Street

Vancouver, WA 98668

Regular Meeting (Convened in person and via video conference)

The meeting agenda materials referenced in these minutes can be found online. Link to Microsoft Teams meeting video: [24 05 16 CCRA Meeting Video](#).

Item 1: Call to Order and Roll Call

The May 16, 2024, meeting of the City Center Redevelopment Authority was called to order at 12:31 pm by Marc Fazio.

Board Members Present: Marc Fazio, David Copenhaver, Debi Ewing, Michi Slick, Alisa Pyszka, Allison Reynolds

Board Members Absent: Richard Krippaehne, Debi Ewing

Staff Present: Patrick Quinton, Chim Chune Ko, Kimberly Kerlee, Dan Lloyd

Guests: Mike Wilkerson, ECONorthwest

Motion by Slick, seconded by Copenhaver, and carried unanimously to excuse the absence of Richard Krippaehne and Debi Ewing.

Item 2: Approval of Minutes

Motion by Slick, seconded by Reynolds, and carried unanimously to approve the April 16, 2024, minutes.

Item 3: Executive Directors Report

Patrick Quinton, Executive Director, provided an update on the development pipeline report and stated that a handful of projects are moving forward, but there are no new projects to highlight. Quinton provided an update on the timeline of the Waterfront Gateway Plaza design, the affordable housing projects, and the Heights District RFP. Quinton mentioned the possibility of the June meeting becoming a workshop discussion around the City's Economic Development Strategy. Fazio asked about the IBR discussion and for more details regarding the Heights RFP. Quinton responded.

Members

Marc Fazio
President

Richard Krippaehne
Debi Ewing
David Copenhaver
Michi Slick
Alisa Pyszka
Allison Reynolds



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To request accommodation or other formats, please contact:

Economic Prosperity & Housing | 360-487-7846 | Relay 711 | Kimberly.Kerlee@cityofvancouver.us

Item 4: Downtown Redevelopment Study Consultant Selection and Scope

Chim Chune Ko, Real Estate Project Manager, reviewed the goals and scope of the Redevelopment Study and the proposal analysis that was used in selecting the recommended consultant, BAE Urban Economics, for the Downtown Redevelopment Study. Quinton highlighted the committee that assisted with the selection which was comprised of City staff and included board member Pyszka. Pyszka provided a summary of how the committee came to their final selection. Slick asked about how the Redevelopment Study aligns with the IBR study and transportation studies regarding timing. Quinton responded.

Motion by Reynolds, seconded by Slick, and carried unanimously to recommend the City Manager approve and execute the proposed contract for the Downtown Redevelopment Study Consultant.

Item 5: Real Estate Market Update

Mike Wilkerson, ECO northwest, presented the commercial market overview. Wilkerson highlighted the following: macro market conditions, office market conditions, multifamily market conditions and apartment feasibility as it relates to construction and rent costs. Board members provided feedback and made recommendations but were overall pleased with the presentation. Quinton mentioned there is not a formal scheduled follow-up presentation with Mike Wilkerson and ECO northwest, but if there is an interest, in-person conversations can be scheduled to allow for further discussion.

Item 6: Public Comment

None

Item 7: Executive Session (as needed)

None

Adjournment

1:55 pm

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Marc Fazio
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Marc Fazio, Board President

Meetings of the City Center Redevelopment Authority are electronically recorded on audio. The audio tapes are kept on file in the office of the City Clerk for a period of six years.